

**CITY OF BEVERLY
PUBLIC MEETING MINUTES**

BOARD OR COMMISSION: Beverly Planning Board
DATE: February 15, 2022
LOCATION: Virtual Meeting via Google Meet
MEMBERS PRESENT: Chairperson Ellen Hutchinson, Sarah Bartley, Derek Beckwith, Ellen Flannery, Wayne Miller, Andrea Toulouse
MEMBERS ABSENT: Vice-Chair Alexander Craft, Rodney Sinclair
OTHERS PRESENT: Assistant Planning Director Emily Hutchings
RECORDER: Stacia Chamberlain

Call to Order

Chairperson Hutchinson calls the meeting to order at 7:00 p.m. and reads a prepared statement introducing the meeting and noting the authority to hold a remote meeting.

Subdivision Approval Not Required Plans

a. None at this time

Flannery: Moves to open the public hearing. Miller seconds. Hutchinson takes a roll-call vote. The motion carries 6-0.

Continued Public Hearing: Waiver of Frontage and Definitive Subdivision Plan – 14 Jordan Street – John Iltis and Patricia Coen-Iltis

Attorney Tom Alexander is present, and requests on behalf of his client a continuance of this public hearing to the next regularly scheduled meeting.

Beckwith: Moves to continue this hearing to the March 15, 2022 meeting. Flannery seconds. Hutchinson takes a roll-call vote. The motion carries 6-0.

Flannery: Motion to move out of public hearing and resume the regular meeting. Toulouse seconds. Hutchinson takes a roll-call vote. The motion carries 6-0.

Endorse Definitive Subdivision Plan Without Covenant – 19 Simon Street – Watts Street LLC, % Alexander and Femino

Attorney Tom Alexander, representing the applicant, and project engineer George Zambouras, are at the meeting to discuss changes to the project proposal. Mr. Alexander invites questions from the Board. There being no questions, Hutchinson asks for a motion.

Flannery: Motion to endorse the Definitive Subdivision Plan at 19 Simon Street. Miller seconds. Hutchinson takes a roll-call vote. The motion carries 6-0.

Minor Modification to Site Plan Review #112-14 – 52 (n/k/a 51) Dunham Ridge – Cummings Properties LLC

Damien Savoie, representative for Cummings Properties LLC, is at the meeting to discuss the project. The project involves moving the easement for a pedestrian trail on the site, to use an existing walking path instead of keeping the trail where it was originally proposed, which would require blazing a new trail. He shares on screen the project schematics and notes that the Conservation Commission and Open Space & Recreation Committee (OSRC) have both

reviewed and voiced their support of the change. Hutchinson invites questions from the Board members.

Beckwith asks how many trees will be saved by moving the walking trail. Mr. Savoie says he is uncertain but mentions that David Alden-St. Pierre, a member of both the Conservation Commission and OSRC, has had positive things to say about the plan after taking a site visit. Miller remarks that that is an estimable recommendation for the project. Hutchinson asks Mr. Savoie to share the schematics and show how close the originally-proposed and now-proposed trails are to each other. Mr. Savoie reviews the respective locations and the reasoning for the proposed location. He shows a bridge connecting to an island on Norwood Pond. Miller confirms that the proposed location and the bridge meet the City's goals. Beckwith asks why this option wasn't proposed in 2016. Mr. Savoie states he had not participated in those discussions, but this proposed trail makes more sense. There being no other questions, Hutchinson reviews the procedures and requests a motion.

Beckwith: Motion to deem the modification to Site Plan Review #112-14 and Special Permit #138-14 at 52 Dunham Ridge a minor modification. Flannery seconds. Hutchinson takes a roll-call vote. The motion carries 6-0.

Beckwith: Motion to approve the modification to Site Plan Review #112-14 and Special Permit #138-14 at 52 Dunham Ridge. Flannery seconds. Hutchinson takes a roll-call vote. The motion carries 6-0.

Request to Release Performance Bond: Definitive Subdivision Plan – 40 Ellingwood Court – McNiff Builders Inc.

There being no representative on behalf of the applicant present, Hutchings informs the Board she will email the applicant to determine if he will join the meeting later this evening.

Green Beverly Presentation – Dean Berg

Mr. Berg provides an introductory presentation on Green Beverly, a non-profit organization that supports sustainability work in Beverly and the surrounding area. Mr. Berg shares his presentation on screen and invites questions and comments from Board members. Hutchinson thanks Mr. Berg for his presentation and voices her support for the organization. Flannery and Beckwith also voice their support. Mr. Berg provides contact information for the public.

Request to Release Performance Bond: Definitive Subdivision Plan – 40 Ellingwood Court – McNiff Builders Inc.

Board members return to this agenda item as Mr. McNiff joins the meeting to discuss the proposed project. Hutchinson asks Hutchings if there is anything preventing the Board from releasing the bond. Hutchings states no, that Planning and Engineering staff have no concerns. He requests the release of the bond in full amount.

Flannery: Motion to release the Performance Bond in full for the Definitive Subdivision Plan at 40 Ellingwood Court. Beckwith seconds. Hutchinson takes a roll-call vote. The motion carries 6-0.

Presentation: Beverly Bicycle Committee – Jonathan Salt

Jonathan Salt, a representative for the Beverly Bicycle Committee (BBC), is present to provide an informative presentation about the BBC. He shares his presentation on screen. Hutchinson

invites comments and questions from Board members. Flannery thanks Mr. Salt for his presentation. Beckwith also voices his support and encouragement. Mr. Salt asks that the Planning Board think about bicycling when they are discussing city plans.

Set Public Hearings

a. Site Plan Review #153-22 – 105 Sam Fonzo Drive – Thomas Ford

Beckwith: Motion to set the public hearing for the next regular meeting on March 15, 2022. Flannery seconds. Hutchinson takes a roll-call vote. The motion carries 6-0.

Approval of Minutes

a. January 11, 2022

Board members review the minutes and have offered comments and/or corrections.

Flannery: Motion to approve the minutes from the meeting on January 11, 2022, as amended with proposed corrections offered by Flannery and Beckwith. Miller seconds. Hutchinson takes a roll-call vote. The motion carries 6-0.

Other / New business

- a. Toulouse asks if there is an update to the Bass River Overlay District and when a public hearing will occur. Hutchings responds that a draft has not yet been completed, but the City intends to bring the zoning to the Planning Board and City Council in April, and additional public engagement will occur prior to that action. Toulouse states she will need to file a disclosure report when the proposed zoning is presented to the Planning Board.
- b. Hutchinson asks about the anticipated development on lower Rantoul and Cabot Streets, as recently discussed in the Salem News, and whether there is an anticipated timeframe for Planning Board review. Hutchings states the Historic Districts Commission has scheduled a public hearing for next week [February 24, 2022] to review the proposed demolition of the buildings at 28R Cabot Street, and 4-6 and 8 Rantoul Street. Hutchings notes that the applicant has applied for demolition permits for two other buildings that do not qualify for review under the Demolition Delay Ordinance. Hutchings states that, based on the timeframe for the demolition delay review, she expects to receive an application for the Site Plan Review in the next few months, but she is not certain.
- c. Miller asks, as the March agenda appears light, if Beverly Main Streets (BMS) would be interested in making a presentation to the Planning Board. Hutchinson notes that BMS has more of a business focus, versus Green Beverly and the Beverly Bike Committee, although it could be something the Board could consider. Hutchinson notes that has been productive and helpful to have presenters with topics relevant to the Planning Board and should look for opportunities to invite additional presentations.
- d. Miller reminds the Board that there was an interest in reviewing the site at 14 Jordan Street in anticipation of continuing the discussion and public hearing.

Adjournment

Miller: Motion to adjourn at 8:21 p.m. Flannery seconds. The motion carries 6-0.

The next regular meeting of the Beverly Planning Board will take place on Tuesday, March 15, 2022, and will be held virtually via Google Meet.